003.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,000 / 906,000
					USE VALUE:	906,000 / 906,000
					ASSESSED:	906,000 / 906,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRECO FAMILY REALTY HOLDING
Owner 2:	TRUST I LLC
Owner 3:	
Street 1:	30 JERUSALEM ROAD
Street 2:	
Twn/City:	COHASSET
St/Prov:	MA Cntry: Own Occ: N
Postal:	02025 Type:

PREVIOUS OWNER

Owner 1:	GRECO THOMAS R/TRUSTEE -
Owner 2:	GRECO REALTY TRUST -
Street 1:	30 JERUSALEM ROAD
Twn/City:	COHASSET
St/Prov:	MA Cntry:
Postal:	02025

NARRATIVE DESCRIPTION

This parcel contains 4,942 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3311 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4942.000	446,300	5,100	454,600	906,000
Total Card	0.113	446,300	5,100	454,600	906,000
Total Parcel	0.113	446,300	5,100	454,600	906,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.63 | /Parcel: 273.6

Legal Description

User Acct 2268

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/31/17

!225!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	446,500	5100	4,942.	454,600	906,200	906,200	Year End Roll	12/18/2019
2019	104	FV	345,900	5100	4,942.	483,000	834,000	834,000	Year End Roll	1/3/2019
2018	104	FV	345,900	5100	4,942.	352,300	703,300	703,300	Year End Roll	12/20/2017
2017	104	FV	324,000	5100	4,942.	306,900	636,000	636,000	Year End Roll	1/3/2017
2016	104	FV	324,000	5100	4,942.	261,400	590,500	590,500	Year End	1/4/2016
2015	104	FV	288,000	5100	4,942.	255,700	548,800	548,800	Year End Roll	12/11/2014
2014	104	FV	288,000	5100	4,942.	210,300	503,400	503,400	Year End Roll	12/16/2013
2013	104	FV	299,900	5100	4,942.	200,000	505,000	505,000		12/13/2012

PRINT

Date	Time
12/10/20	16:04:17

LAST REV

Date	Time
09/13/17	08:01:29
ekelly	
225	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRECO THOMAS R/	60862-23		12/31/2012	Convenience	1	No	No		
GRECO THOMAS R	52418-599		3/17/2009	Family	1	No	No		
GRECO ROSETTE	22582-574		11/4/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2268
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4942		Sq. Ft.	Site		0	80.	1.15	1									454,609						454,600	

Total AC/HA: 0.11345 | Total SF/SM: 4942 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,609 | Spl Credit | Total: 454,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08604646
Const Adj.:	0.98000205
Adj $ / SQ:	180.936
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646801
Depreciation:	200508
Depreciated Total:	446293

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

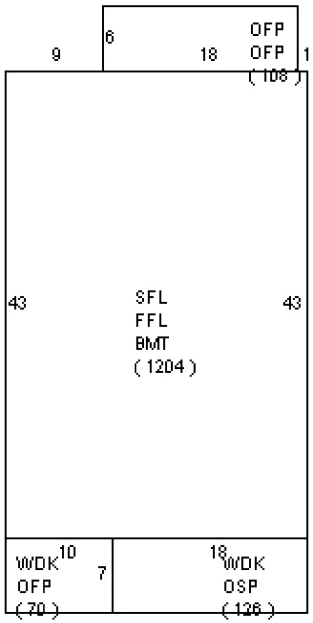
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.94
Special Features:	0	Val/Su Net:	105.76
Final Total:	446300	Val/Su SzAd	185.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,204	80.740	97,214
FFL	First Floor	1,204	180.940	217,847
SFL	Second Floor	1,204	180.940	217,847
OFP	Open Porch	286	21.820	6,242
WDK	Deck	196	10.880	2,132
OSP	Screen Porch	126	31.900	4,020

Net Sketched Area:	4,220			Total:	545,302
Size Ad	2408	Gross Are	4220	FinArea	3311

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	B	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100